

Flat 5, Gilbert Court, 104 Bargates,  
Christchurch, Dorset, BH23 1QP

Asking Price **£185,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A One Bedroom Flat in Central Christchurch

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THIS GENEROUS ONE BEDROOM FIRST FLOOR FLAT WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY IS JUST A SHORT DISTANCE TO CHRISTCHURCH TOWN CENTRE & TRAIN STATION. THERE IS ALSO AN ALLOCATED PARKING SPACE

Flat 5 Gilbert Court is an opportunity to purchase a spacious first floor flat in a popular and convenient location. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are regular bus services nearby as well as Christchurch main line railway station.

There is a communal entrance and stairs lead to the first floor where Flat 5 can be found. The front door leads into the large entrance hall where there is space to create a study area. There is also some useful storage. The lounge is of a good size and a door leads through to the kitchen which has a range of base and eye level units and an integral cooker. There are spaces for further appliances. The double bedroom is set to the rear of the property with a range of built in wardrobes. The bathroom has a wc, wash hand basin and bath with shower over.

To the rear of the property there is an ALLOCATED PARKING SPACE.

TENURE: LEASEHOLD. We understand that there is a 139 year lease from 1987, a ground rent of £200pa and a maintenance charge of £1240pa.

COUNCIL TAX BAND: B



## KEY POINTS

- DOUBLE BEDROOM
- CENTRAL CHRISTCHURCH
- ALLOCATED PARKING
- FIRST FLOOR FLAT
- CHAIN FREE
- CLOSE TO STATION





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